

SNAPSHOT of HOME Program Performance--As of 09/30/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Miami Beach

State: FL

PJ's Total HOME Allocation Received: \$21,767,442

PJ's Size Grouping*: B

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
Program Progress:				PJs in State: 30			
% of Funds Committed	92.32 %	93.95 %	15	94.94 %	27	28	
% of Funds Disbursed	90.68 %	81.34 %	6	84.35 %	73	71	
Leveraging Ratio for Rental Activities	1.31	7.2	19	4.59	17	21	
% of Completed Rental Disbursements to All Rental Commitments***	44.98 %	75.43 %	24	81.38 %	7	6	
% of Completed CHDO Disbursements to All CHDO Reservations***	49.17 %	53.84 %	20	68.05 %	15	19	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	84.29 %	73.90 %	10	79.65 %	56	52	
% of 0-30% AMI Renters to All Renters***	50.71 %	35.20 %	7	44.76 %	63	62	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	99.29 %	95.69 %	15	94.31 %	60	57	
Overall Ranking:			In State:	21 / 30	Nationally:	14 18	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$46,128	\$17,362		\$25,245	140 Units	55.10 %	
Homebuyer Unit	\$30,328	\$18,394		\$14,395	112 Units	44.10 %	
Homeowner-Rehab Unit	\$3,500	\$27,254		\$20,186	2 Units	0.80 %	
TBRA Unit	\$0	\$2,997		\$3,142	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (57 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (194 PJs)

C = PJ's Annual Allocation is less than \$1 million (297 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Miami Beach FL

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$91,897	\$83,680	\$4,250
State:*	\$66,071	\$93,620	\$34,857
National:**	\$88,539	\$71,594	\$22,853

CHDO Operating Expenses:
(% of allocation)

PJ: 4.7 %
National Avg: 1.1 %

R.S. Means Cost Index: 0.85

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	29.5	23.2	0.0	0.0
Black/African American:	10.8	1.8	0.0	0.0
Asian:	0.0	0.0	0.0	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.0	0.0	0.0
Asian/Pacific Islander:	0.0	0.0	0.0	0.0

ETHNICITY:

Hispanic	59.7	75.0	100.0	0.0
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HOUSEHOLD SIZE:

1 Person:	66.2	54.5	50.0	0.0
2 Persons:	21.6	24.1	0.0	0.0
3 Persons:	8.6	13.4	50.0	0.0
4 Persons:	2.2	6.3	0.0	0.0
5 Persons:	0.7	0.0	0.0	0.0
6 Persons:	0.7	1.8	0.0	0.0
7 Persons:	0.0	0.0	0.0	0.0
8 or more Persons:	0.0	0.0	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	34.5	49.1	0.0	0.0
Elderly:	41.0	8.0	50.0	0.0
Related/Single Parent:	13.7	14.3	0.0	0.0
Related/Two Parent:	7.9	20.5	50.0	0.0
Other:	2.9	8.0	0.0	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	9.4	0.0 [#]
HOME TBRA:	0.0	
Other:	27.3	
No Assistance:	63.3	

of Section 504 Compliant Units / Completed Units Since 2001 14

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Miami Beach

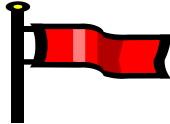
State: FL

Group Rank: 14
(Percentile)

State Rank: 21 / 30 PJs

Overall Rank: 18
(Percentile)

Summary: 1 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.00%	44.98	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.30%	49.17	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	84.29	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 89.50%	99.29	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.060	1.74	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

Page 3

